WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170032207 DEEDWARR
Recvd: 04/18/17 08:54 2 pgs
Fees: 13.00 Taxes: 1110.00
20170418-0037404

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Joseph Hill, II	New Owner	118 07 0 093.00
(NAME)	(NAME)	
PO Box 150391		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **John C. Hailey and wife, Peggy T. Hailey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harp Co., as Trustee and Mark Christopher Hill,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot No. 4 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Berry Hill Drive, at the common corner of Lots 4 and 5; thence with the margin of said Drive, northerly 28 feet to a point in the easterly margin of the property conveyed to the State of Tennessee by deed of record in Book 4372, page 292; thence with the easterly margin of the property conveyed to the State of Tennessee, northeasterly 63.8 feet to a point in the dividing line between Lots 3 and 4; thence with the line between the said lots, easterly 190.0 feet to a point; thence southerly 68 feet to a point at the common rear corner of Lots 4 and 5; thence with the line between said lots, westerly 240 feet to the point of beginning.

Being the same property conveyed to John C. Hailey and wife, Peggy T. Hailey, by Warranty Deed from Margaret W. Steele, dated December 23, 1994, of record in Book 9563, page 240, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 3300, page 20, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2906 Berry Hill Drive, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of April, 2017.

John C. Hailey

Peggy T. Hailey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John C. Hailey and Peggy T. Hailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of April, 2017.

Notary Public
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 25120